

SECOND AMENDED GALLERIA PALMS FINAL P.A.D. PLAN

A PLANNED RESIDENTIAL DEVELOPMENT
IN A PORTION OF THE NE 1/4 OF SECTION 32, T1N, R4E
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2010 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

HOLLAND PARTNERS

BY: _____ OWNER DATE _____

LEGAL DESCRIPTION:

LOTS 1 AND 2, GALLERIA PALMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 419 OF MAPS, PAGE 15, EXCEPT ANY PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED A.D.O.T. ACQUISITION LINE COMMENCING AT A ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32 BEING SOUTH 89°39'52" WEST 2683.81 FEET FROM MARICOPA COUNTY HIGHWAY DEPARTMENT (M.C.H.D.) BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 32
THENCE ALONG THE NORTH LINE OF SAID SECTION 32 NORTH 89°39'52" EAST 866.48 FEET;
THENCE SOUTH 00°20'08" EAST 120.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SOUTHERN AVENUE, ALSO BEING ON THE NORTH LINE OF SAID LOT 1;
THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 09°12'31" EAST, ALONG A CURBVE TO THE LEFT, HAVING A RADIUS OF 2490.48 FEET, A LENGTH OF 272.92 FEET;
THENCE SOUTH 15°23'14" EAST 587.48 FEET;
THENCE SOUTH 17°08'08" EAST 145.19 FEET;
THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 20°21'31" EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 825.47 FEET, A LENGTH OF 418.99 FEET TO THE POINT OF BEGINNING ON THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROUTE 60 (SUPERSTITION FREEWAY), BEING THE EXISTING SOUTHWESTERLY LINE OF SAID LOT 1.

APPROVALS

1) 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 20TH DAY OF JUNE, 1996.

2) 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS APPROVED ADMINISTRATIVELY BY STAFF DESIGNEE OF THE DEVELOPMENT SERVICES MANAGER IN ACCORDANCE WITH ZONING AND DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL FOR THE 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY IS DATED _____

OWNER

HOLLAND RESIDENTIAL
C/O ACS REALTY SERVICES
4301 N. 38TH STREET
PHOENIX, AZ 85018
CONTACT: ROSE ARCK
PHONE: 602-314-5760
FAX: 602-314-5767
EMAIL: ROSEARCK@ARCKSERVICES.COM

ENGINEER/PLANNER

COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT: GEORGE CANNATARO
PHONE: 602-264-4726
FAX: 602-264-0928
EMAIL: gjcannataro@cvtol.com

PROJECT DATA

ZONING: R-3 PAD
NET AREA: 26.55 AC
LOT 1 - 25.02 AC
LOT 2 - 1.54 AC
GENERAL PLAN 2030:
PROJ. LAND USE: RESIDENTIAL
PROJ. DENSITY: UP TO 25 DU/AC

AREA (REMAINING):
OFFICE 9,496.08 SF/0.21 AC
APARTMENTS 237,532.68 SF/5.45 AC
AMENITY/OPEN SPACE 604,177.20 SF/13.87 AC
GARAGES/PARKING 312,630.12 SF/7.17 AC
TOTAL (SF) 1,153,207.44 SF/26.50 AC

DWELLING UNITS (REMAINING):
1-BEDROOM: 128
2-BEDROOM: 248
3-BEDROOM: 48
TOTAL: 424

MAX. DENSITY: 15.9 DU/AC
MAX. BUILDING HEIGHT: 32 FT/2-STORIES
BUILDING ELEVATION SETBACKS: N/A
MIN. LANDSCAPE LOT COVERAGE: 51%
(INCLUDING PEDESTRIAN PAVING AND AMENITIES)
MAX. BUILDING LOT COVERAGE: 21%
MIN. SETBACKS: BUILDING PARKING
FRONT: 20 FT 20 FT
STREETSIDE: 10 FT 20 FT
SIDE: 10 FT N/A
REAR: 15 FT N/A

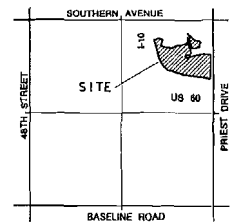
PARKING:	REQUIRED	PROVIDED
GUEST:	85	85
1-BEDROOM:	192	212
2-BEDROOM:	496	525
3-BEDROOM:	120	120
TOTAL:	912	961

EXISTING BICYCLE PARKING STALLS: 199
REMAINING BICYCLE PARKING STALLS: 150

UTILITIES:
WATER CITY OF TEMPE
SEWER CITY OF TEMPE
GAS SOUTHWEST GAS
POWER SALT RIVER PROJECT
TELEPHONE COX COMMUNICATIONS/QWEST

VICINITY MAP

(NOT TO SCALE)



CONDITIONS OF APPROVAL: PAD-----

GENERAL NOTES

- VARIANCES:
- INCREASE THE MAXIMUM ALLOWED HEIGHT OF A REQUIRED WALL IN A RESIDENTIAL DISTRICT FROM 6' TO 14' FOR A SOUND WALL ALONG SUPERSTITION FREEWAY.
 - WAIVE REQUIRED 6" MASONRY WALL BETWEEN ADJACENT MULTI-FAMILY PROJECTS FOR APPROXIMATELY 800' ALONG THE NORTH PROPERTY LINE OF THIS PROJECT.
 - ALLOW PARKING TO ENCRATCH INTO THE SETBACK ALONG THE FREEWAY.
 - ALLOW A 6" HIGH WALL OR FENCE WITHIN THE STREET SETBACK.

DESIGNED		CHECKED		DATE		REVISIONS		DATE		BY		PAD		REC	
GALLERIA PALMS															
1600 W. LA JOLLA DRIVE, TEMPE, ARIZONA															
COE & VAN LOO CONSULTANTS, INC.															
SECOND AMENDED FINAL PAD PLAN															
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-4631															
SHEET 1 OF 2															
04/30/2010 01.0194101															

SECOND AMENDED
GALLERIA PALMS FINAL P.A.D. PLAN

A PLANNED RESIDENTIAL DEVELOPMENT
IN A PORTION OF THE NE ¼ OF SECTION 32, T1N, R4E
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2010 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

HOLLAND PARTNERS

BY: _____ OWNER DATE _____

LEGAL DESCRIPTION:

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CONTACT: GEORGE CANNATARO
PHONE: 602-285-4726
FAX: 602-264-0928
EMAIL: gjcannataro@cvlci.com

PROJECT DATA

ZONING: R-3 PAD

NET AREA: 26.66 AC

LOT 1 - 25.02 AC

LOT 2 - 1.64 AC

GENERAL PLAN 2030:

PROJ. LAND USE: RESIDENTIAL

PROJ. DENSITY: UP TO 25 DU/AC

AREA (REMAINING):
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APARTMENTS 237,532.68 SF/5.45 AC
AMENITY/OPEN SPACE 604,177.20 SF/13.87 AC
GARAGES/PARKING 312,630.12 SF/7.17 AC
TOTAL (SF) 1,153,207.44 SF/26.50 AC

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1-BEDROOM: 128

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3-BEDROOM: 48

TOTAL: 424

MAX. DENSITY: 15.9 DU/AC

MAX. BUILDING HEIGHT: 32 FT/2-STORIES

BUILDING ELEVATION SETBACKS: N/A

MIN. LANDSCAPE LOT COVERAGE: 51%
(INCLUDING PEDESTRIAN PAVING AND AMENITIES)

MAX. BUILDING LOT COVERAGE: 21%

MIN. SETBACKS: BUILDING PARKING
FRONT: 20 FT 20 FT
STREETSIDE: 10 FT 20 FT
SIDE: 10 FT N/A
REAR: 15 FT N/A

PARKING:	REQUIRED	PROVIDED
GUEST:	85	85
1-BEDROOM:	192	212
2-BEDROOM:	496	525
3-BEDROOM:	120	120
ADA:	19	19
TOTAL:	912	961

EXISTING BICYCLE PARKING STALLS: 199

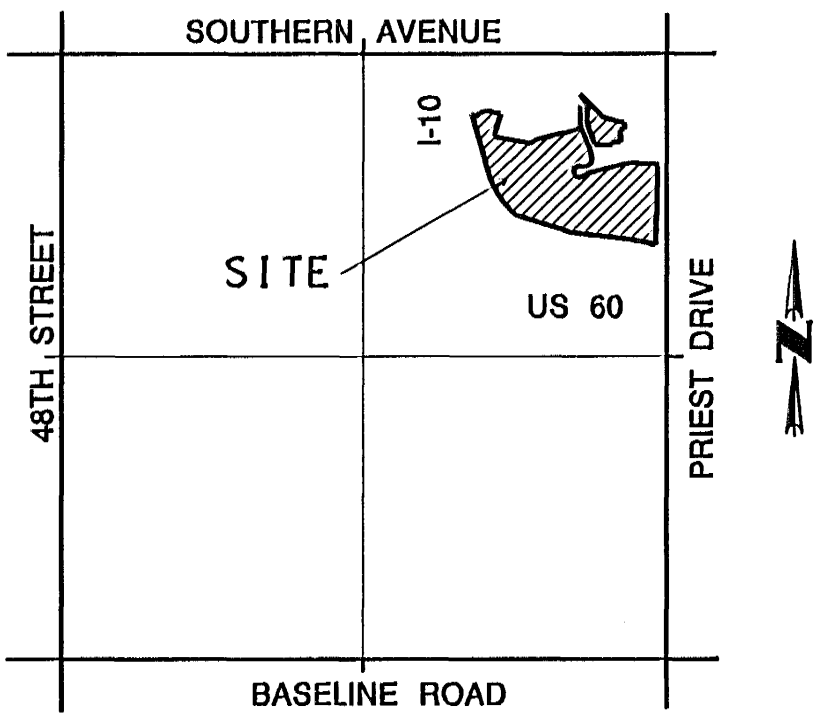
REMAINING BICYCLE PARKING STALLS: 150

UTILITIES:

WATER CITY OF TEMPE
SEWER CITY OF TEMPE
GAS SOUTHWEST GAS
POWER SALT RIVER PROJECT
TELEPHONE COX COMMUNICATIONS/QWEST

VICINITY MAP

(NOT TO SCALE)



CONDITIONS OF APPROVAL: PAD-----

GENERAL NOTES

- VARIANCES:
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 - WAIVE REQUIRED 6' MASONRY WALL BETWEEN ADJACENT MULTI-FAMILY PROJECTS FOR APPROXIMATELY 800' ALONG THE NORTH PROPERTY LINE OF THIS PROJECT.
 - ALLOW PARKING TO ENCROACH INTO THE SETBACK ALONG THE FREEWAY.
 - ALLOW A 6' HIGH WALL OR FENCE WITHIN THE STREET SETBACK.

REC

PAD

DS

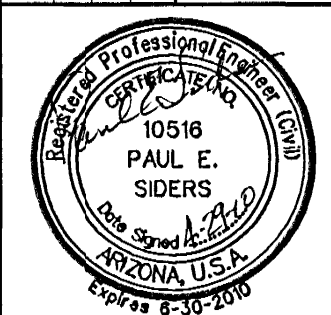
GALLERIA PALMS
1600 W. LA JOLLA DRIVE, TEMPE, ARIZONA

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO CONSULTANTS, INC.

SECOND AMENDED
FINAL PAD PLAN

DESIGNED NAME
DRAWN NAME
CHECKED NAME
DATE



SHEET
1 OF 2

01.0194101

04/30/2010

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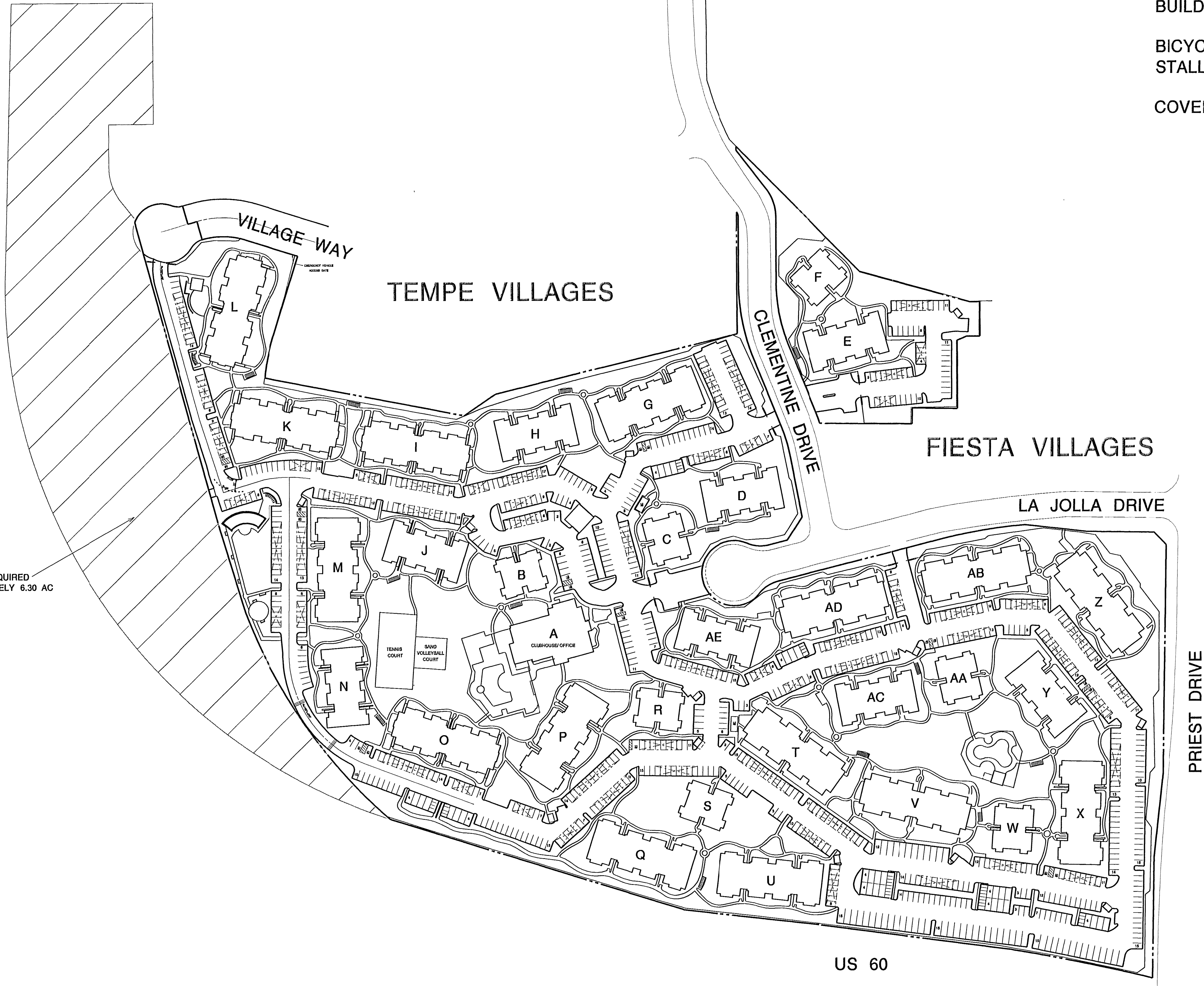
PAD

REC

Karl
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I-10

PROPERTY TO BE ACQUIRED
BY ADOT- APPROXIMATELY 6.30 AC



SOUTHERN AVENUE

TEMPE VILLAGES

FIESTA VILLAGES

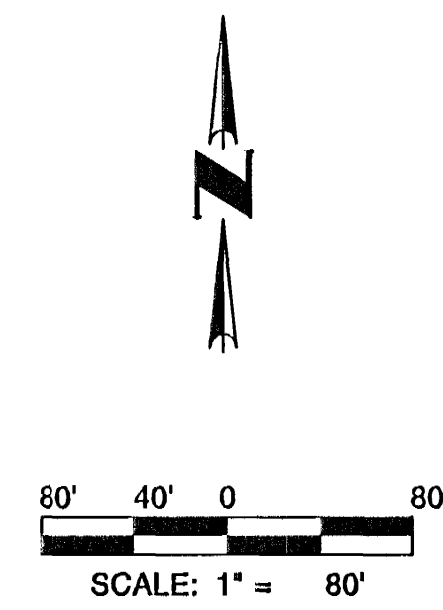
LA JOLLA DRIVE

PRIEST DRIVE

US 60

LEGEND

- BUILDING LABELS: AE
- BICYCLE PARKING STALLS
- COVERED PARKING



SHEET
2 OF 2

01.0194101

DESIGNED NAME
DRAWN NAME
CHECKED NAME
DATE

REVISIONS

DATE

BY

SECOND AMENDED
FINAL PAD PLAN

GALLERIA PALMS
1800 W. LA JOLLA DRIVE, TEMPE, ARIZONA

COE & VAN LOO CONSULTANTS, INC.

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

GALLERIA PALMS FINAL P.A.D. PLAN

A PLANNED RESIDENTIAL DEVELOPMENT
OF PART OF THE NE 1/4 OF SECTION 32, T1N, R4E
G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL:

GALLERIA PALMS #SEP-94.40, #ZON-94.05 & SPD-94.41

1. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.

2. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATER LINES AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.

3. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.

4. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX(6) MONTHS OF COUNCIL APPROVAL.
5. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

6. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.65.

7. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, APPROVAL OF COARPS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECDORATION OF THE PLAN OR PLAT. THESE COARPS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
8. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL BY THE CITY OF TEMPE.

9. P.A.D. SHALL BE RECORDED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCES SHALL BE DEEMED NULL AND VOID.
10. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN EIGHTEEN (18) MONTHS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.

11. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
12. A FINAL PLANNED AREA DEVELOPMENT MUST BE APPROVED BY CITY COUNCIL PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.

13. A FINAL SUBDIVISION PLAT AND FINAL PLANNED AREA DEVELOPMENT FOR FIESTA VILLAGES HOMEOWNERS ASSOCIATION MUST BE APPROVED BY CITY COUNCIL AND RECORDED AT THE SAME TIME AS THE SUBJECT PLANNED AREA DEVELOPMENT PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.

14. ALL NECESSARY ABANDONMENTS OF EXISTING RIGHTS OF WAY MUST BE APPROVED BY CITY COUNCIL PRIOR TO RECDORATION OF THE SUBJECT PLANNED AREA DEVELOPMENT. DEVELOPER REQUIRED TO OBTAIN RIGHT OF WAY FOR CLEMENTINE FROM TEMPE VILLAGE UNIT ONE TO EXTEND CLEMENTINE TO LA JOLLA PRIOR TO RECDORATION OF P.A.D.
15. LIGHTING AND SECURITY DETAILS SHALL BE RESOLVED WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

16. SCHOOL BUS ACCESS TO BE RESOLVED WITH TEMPE SCHOOL DISTRICT NO. 3 PRIOR TO RECDORATION OF P.A.D.
17. PAD TO BE REVISED PRIOR TO RECDORATION TO BE IN FULL ENGINEERED FORMAT WITH UPDATED SITE DATA FOR 572 UNITS, TO REFLECT 52' RADI ON ALL CUL-DE-SACS, A PUBLIC RIGHT-OF-WAY FROM LA JOLLA TO CLEMENTINE, A VICINITY MAP, LEGAL DESCRIPTION AND PROPER DIMENSIONS, RECYCLING CONTAINER AREAS, ON-SITE PUBLIC WATER LINE WITH FIRE HYDRANTS, A MINIMUM 12' WIDTH

CONDITIONS OF APPROVAL (CONTINUED FROM BELOW LEFT)
AND RASSED TEXTURING AT ALL PEDESTRIAN CROSSWALKS, AND A MINIMUM 10' SEPARATION BETWEEN ALL SIDEWALKS AND DWELLING UNIT WINDOWS.

14. DEVELOPER TO RESOLVE ISSUES REGARDING A CONNECTION FOR ADJOINING TOWNHOME PROJECTS FROM LA JOLLA TO A CEMENTINE WITH THE TRANSPORTATION DIVISION PRIOR TO SUBMITTAL OF THE FINAL P.A.D.'S FOR THIS PROJECT.

15. THIS PROJECT SHALL BE BUILT IN SUBSTANTIAL CONFORM-ANCE WITH THE PRELIMINARY P.A.D.'S AS APPROVED BY THE PLANNING COMMISSION.

16. THE DESIGNATION ON THE PROJECTED LAND USE MAP OF GENERAL PLAN 2000 SHALL AUTOMATICALLY REVERT TO GROWTH NODE UNLESS SUBSTANTIAL CONSTRUCTION IS COMMENCED WITHIN EIGHTEEN (18) MONTH OF THE DATE OF CITY COUNCIL APPROVAL OF THE FINAL P.A.D.'S FOR THIS PROJECT.

17. GALLERIA PALMS BE DEVELOPED IN SUBSTANTIAL ACCOR-DANCE WITH THE ATTACHED ILLUSTRATIVE SITE PLAN, EXCEPT AS BE MODIFIED BY THE REDESIGN OF BUILDINGS 1, 5 AND 6 AT THE NORTH EAST CORNER OF THE PROPERTY.

18. THE BOUNDARY LANDSCAPING PLAN FOR THE NORTH, EAST AND WEST BOUNDARIES OF THE SUBJECT PROPERTY BE IN GENERAL CONFORMANCE WITH THE ATTACHED EXHIBIT AND THAT THE RESPECTIVE PLANS BE SUBMITTED TO AND REVIEWED BY THE TEMPE AND FIESTA VILLAGE HOMEOWNERS ASSOCIATIONS PRIOR TO APPROVAL BY THE CITY OF TEMPE.

19. UPON COMMENCEMENT OF SITE WORK ON THE SUBJECT PROPERTY, A 10' LANDSCAPE STRIP WILL BE INSTALLED ALONG THE SOUTH, EAST AND WEST BOUNDARIES OF THE TEMPE VILLAGES PROPERTY. THIS STRIP WILL BE INSTALLED WITHIN 45 DAYS OF COMMENCEMENT OF SITE WORK. UPON COMPLETION OF ADJACENT BUILDINGS, THE BALANCE OF THE PERIMETER LANDSCAPING REFLECTED ON THE SITE PLAN AND WHICH IS ADJACENT TO THE SOUTH, EAST AND WEST BOUNDARIES OF THE TEMPE VILLAGES PROPERTY, WILL BE INSTALLED AND WILL BE COMPLETED WITHIN 45 DAYS AFTER COMMENCEMENT.

20. ANY GRAFFITI ON GALLERIA PALMS PERIMETER WHICH IS VISIBLE FROM TEMPE VILLAGES, SOUTHERN AVENUE, PRIEST DRIVE OR THE FREEWAY, IN ADDITION TO ANY COMMON WALLS WHICH EXIST BETWEEN PICERNE'S DEVELOPMENT AND TEMPE VILLAGES AND FIESTA VILLAGES, BE REMOVED WITHIN 48 HOURS OF NOTIFICATION.

FIESTA VILLAGES #SPD-94.55

1. A FINAL SUBDIVISION PLAT AND FINAL PLANNED DEVELOPMENT FOR FIESTA VILLAGES HOMEOWNERS ASSOCIATION MUST BE APPROVED BY CITY COUNCIL AND RECORDED AT THE SAME TIME AS THE ADJACENT PICERNE FINAL PLANNED AREA DEVELOPMENT.

2. ALL NECESSARY ABANDONMENTS OF EXISTING RIGHTS OF WAY MUST BE APPROVED BY CITY COUNCIL PRIOR TO RECDORATION OF THE SUBJECT PLANNED AREA DEVELOPMENT.

APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, THIS 14th DAY OF December, 1994.

BY: *Paul Giuliano*
MAYOR
ATTEST: *Heleen R. Gmolew*
CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, THIS 24th DAY OF August, 1994.

BY: *Ken Jensen*
CITY ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF TEMPE, THIS 24th DAY OF August, 1994.

BY: *Fran Brattinham*
COMMUNITY PLANNING DIRECTOR

SITE DATA:

SUBDIVIDER:

PICERNE DEVELOPMENT CORP.
5314 N. 12th ST. #100
PHOENIX ARIZONA 85014
(602) 279-8044

EXISTING ZONING: R3
PROPOSED ZONING: R3

AREA: 34,951 AC. GROSS
33.26 AC. NET

UNITS: 568

DENSITY: 16.25 UNITS/ACRE

PARKING: 1219 REQUIRED
1227 CARS PROVIDED
57 RVs PROVIDED

BUILDING AREA: 656,736 S.F.
LOT COVERAGE: 26.2X(NET)

BLDG. HEIGHT: 32' (MAX.)

NUMBER OF STORIES: 2

CONSTRUCTION TYPE: SN

AUTOMATIC FIRE EXTINGUISHING SYSTEM PER
C.O.T. AMENDMENT TO THE U.B.C.

PROPOSED USE: APARTMENTS

EXISTING REFUSE ENCLOSURE: 0

PROPOSED REFUSE ENCLOSURES: 19

ONSITE LANDSCAPING PROVIDED: 30%

ONSITE LANDSCAPE PROVIDED: 40%

UTILITIES:

WATER CITY OF TEMPE
SEWER CITY OF TEMPE
GAS SOUTHWEST GAS
POWER SALT RIVER PROJECT
TELEPHONE MOUNTAIN BELL

VARIANCES:

- a. INCREASE THE MAXIMUM ALLOWED HEIGHT OF A REQUIRED WALL IN A RESIDENTIAL DISTRICT FROM 6' TO 14' FOR A SOUND WALL ALONG SUPERSTITION FREEWAY.
- b. WAIVE REQUIRED 6' MASONRY WALL BETWEEN ADJACENT MULTI-FAMILY PROJECTS FOR APPROXIMATELY 800' ALONG THE NORTH PROPERTY LINE OF THIS PROJECT.

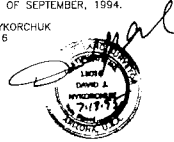
NEW VARIANCES:

- A. ALLOW PARKING TO ENCRDACH INTO THE SETBACK ALONG THE FREEWAY.
- B. ALLOW A 6' HIGH WALL OR FENCE WITHIN THE STREET SETBACK.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON ARE CORRECT AND ACCURATE AND WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 1994.

DAVID J. NYKORCHUK
R.L.S. 13016



LEGAL DESCRIPTION:

PARCEL "A"

THAT PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 00°42'35" W ALONG THE EAST LINE OF AFORESAID SECTION 32 AND BEING THE CENTERLINE OF PRIEST DRIVE, A DISTANCE OF 1,329.40 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 00°42'35" W ALONG SAID EAST LINE AND CENTERLINE, A DISTANCE OF 387.44 FEET TO A BRASS CAP, SAID BRASS CAP BEING ON THE EAST LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 360;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS S 15°16'34" W, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 0°38'54" N, RADIUS OF 3014.79 FEET, A DISTANCE OF 34.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PRIEST DRIVE;

THENCE CONTINUING WESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 5°20'01", RADIUS OF 3014.79 FEET, A DISTANCE OF 280.67 FEET TO A BRASS CAP BEING ON THE NORTH RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY 360;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 82°38'46" W, A DISTANCE OF 307.75 FEET TO A BRASS CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 83°41'41" W, A DISTANCE OF 217.60 FEET TO A BRASS CAP;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 72°50'58" W, A DISTANCE OF 456.36 FEET TO A BRASS CAP; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE HAVING A RADIAL BEARING OF N 15°24'34" E, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 0°21'57" N, RADIUS OF 1780.00', A DISTANCE OF 276.37 FEET TO A 1/2 INCH IRON PIPE, SAID PIPE LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32;

THENCE N 89°36'52" E ALONG SAID SOUTH LINE A DISTANCE OF 1.13 FEET TO THE SOUTHWEST CORNER OF "FIESTA VILLAGES AMENDED UNIT #1" A SUBDIVISION AS RECORDED IN BOOK 214, PAGE 41, M.C.R.; THENCE CONTINUING NORTH 89°36'52" E A DISTANCE OF 1464.14 FEET;

THENCE CONTINUING NORTH 89°36'52" E A DISTANCE OF 55.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00°42'35" E EXCEPT THE EAST 33 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, EXCEPT THE SOUTH 100 FEET OF THE NORTH 130 FEET OF THE EAST 300 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32.

PARCEL "B"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SEC. 32, T. 1 N, R. 4 E OF THE G.& S.R.B.& M., MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 00°42'35" E ALONG THE EAST LINE OF SAID SECTION 32, 1329.40' TO A POINT, SAID POINT BEING THE NE CORNER OF "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE;

THENCE CONTINUING S 89°37'25" W ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES", A DISTANCE OF 314.53' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 89°37'25" W ALONG SAID NORTH LINE, 21.42'; THENCE S 86°11'42" W CONTINUING ALONG SAID NORTH LINE, 16.35' TO A POINT, SAID POINT BEING THE NORTH CORNER COMMON TO BOTH LOT 6 AND 67 AS RECORDED IN SAID "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE SOUTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN "FIESTA VILLAGES" A SUBDIVISION IN BOOK 265 OF MAPS, PAGE 42, M.C.R.;

THENCE CONTINUING ALONG SAID R.O.W. EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS N 08°21'00" E, HAVING A CENTRAL ANGLE OF 0°14'34" N, RADIUS OF 1780.00', 281.77' TO A POINT OF TANGENCY;

THENCE N 75°32'35" E CONTINUING ALONG SAID R.O.W., 452.11'; THENCE CONTINUING ALONG SAID R.O.W. ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 19°10'00", A RADIUS OF 776.00', 203.83' TO A POINT OF TANGENCY;

THENCE S 89°17'22" E CONTINUING ALONG SAID R.O.W. LINE, 145.17'; THENCE S 44°17'25" E CONTINUING ALONG SAID R.O.W., 28.28' TO A POINT, SAID POINT BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE; THENCE S 00°42'35" W ALONG SAID WEST R.O.W. LINE, 341.32' TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T. 1 N, R. 4 E OF THE G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 00°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, 1329.40' TO A POINT, SAID POINT BEING THE SE CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 32;

THENCE S 89°36'52" W ALONG THE SOUTH LINE OF SAID NE 1/4 NE 1/4 SECTION 32, 1322.27' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89°36'52" W ALONG SAID SOUTH LINE, 228.89' TO A POINT, SAID POINT BEING THE SE CORNER OF TEMPE VILLAGES AMENDED UNIT #1 A SUBDIVISION AS RECORDED IN BOOK 214 OF MAPS, PAGE 41, M.C.R.;

THENCE N 00°23'06" W ALONG THE BOUNDARY LINE OF SAID "TEMPE VILLAGES AMENDED UNIT #1", 40.57'; THENCE N 45°00'00" E ALONG SAID BOUNDARY LINE, 132.63'; THENCE N 45°00'00" W ALONG SAID BOUNDARY LINE, 70.15'; THENCE N 18°34'26" E ALONG SAID BOUNDARY LINE, 23.91' TO A POINT, SAID POINT ALSO BEING THE SOUTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN "FIESTA VILLAGES" A SUBDIVISION IN BOOK 265 OF MAPS, PAGE 42, M.C.R.;

THENCE EASTERLY ALONG SAID R.O.W. AND THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N 16°44'25" E CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 24°36'15" AND A RADIUS OF 390.00', A DISTANCE OF 167.47' TO A POINT, SAID POINT BEING A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID COMPOUND CURVE AND R.O.W., CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 00°21'46" AND A RADIUS OF 1780.00', A DISTANCE OF 10.89'; THENCE S 00°23'06" E, 184.62' TO THE TRUE POINT OF BEGINNING.

PARCEL "D"

LOTS 11 THROUGH 106, INCLUSIVE, AND TRACTS A, B, C, D, AND M, OF TEMPE VILLAGE UNIT II AMENDED, ACCORDING TO BOOK 214 OF MAPS, PAGES 41 AND 42, AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 13844, PAGES 235 AND 236, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL "E"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T. 1 N, R. 4 E, G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 00°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 608.81';

THENCE S 89°37'25" W, A DISTANCE OF 55.01' TO A POINT, SAID POINT BEING THE NE CORNER OF "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE;

THENCE CONTINUING S 89°37'25" W ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES", A DISTANCE OF 330.00'; THENCE N 74°44'03" W CONTINUING ALONG SAID NORTH LINE, 183.58'; THENCE N 44°37'26" W CONTINUING ALONG SAID NORTH LINE, 281.74';

THENCE S 00°42'35" E ALONG COMMON BOUNDARY LINE OF SAID SUBDIVISIONS, A DISTANCE OF 300.00' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°22'35" E, A DISTANCE OF 5.76'; THENCE S 00°52'40" W, A DISTANCE OF 44.51'; THENCE S 00°22'35" E, A DISTANCE OF 301.20' TO A POINT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN SAID "FIESTA VILLAGES";

THENCE S 75°32'35" W CONTINUING ALONG SAID R.O.W. LINE, 127.35'; THENCE CONTINUING ALONG SAID R.O.W. WESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 9°25'36" AND A RADIUS OF 1720.00', A DISTANCE OF 282.98' TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHERLY CONTINUING ALONG SAID R.O.W. AND COMPOUND CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 100°20'22" AND A RADIUS OF 330.00', A DISTANCE OF 077.81' TO A POINT OF NON-TANGENCY FROM WHICH THE RADIUS POINT BEARS S 84°41'25" E AND BEING THE CORNER COMMON TO AFORESAID "TEMPE VILLAGES" AND "FIESTA VILLAGES";

THENCE S 79°22'50" E ALONG THE LINE COMMON TO SAID SUBDIVISION, A DISTANCE OF 33.00'; THENCE N 55°46'10" E CONTINUING ALONG SAID COMMON LINE, 61.11'; THENCE N 79°57'50" E CONTINUING ALONG SAID COMMON LINE, 400.00' TO THE TRUE POINT OF BEGINNING.

PARCEL "F"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T. 1 N, R. 4 E, G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 00°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 608.81';

THENCE S 89°37'25" W, A DISTANCE OF 55.01' TO A POINT, SAID POINT BEING THE NE CORNER OF "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE;

THENCE CONTINUING S 89°37'25" W ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES", A DISTANCE OF 314.53' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 89°37'25" W ALONG SAID NORTH LINE, 21.42'; THENCE S 86°11'42" W CONTINUING ALONG SAID NORTH LINE, 16.35' TO A POINT, SAID POINT BEING THE NORTH CORNER COMMON TO BOTH LOT 6 AND 67 AS RECORDED IN SAID "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE SOUTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN "FIESTA VILLAGES" A SUBDIVISION IN BOOK 265 OF MAPS, PAGE 42, M.C.R.;

THENCE CONTINUING ALONG SAID R.O.W. EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS N 08°21'00" E, HAVING A CENTRAL ANGLE OF 0°14'34" N, RADIUS OF 1780.00', 281.77' TO A POINT OF TANGENCY;

THENCE N 75°32'35" E CONTINUING ALONG SAID R.O.W., 452.11'; THENCE CONTINUING ALONG SAID R.O.W. ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 19°10'00", A RADIUS OF 776.00', 203.83' TO A POINT OF TANGENCY;

THENCE S 89°17'22" E CONTINUING ALONG SAID R.O.W. LINE, 145.17'; THENCE S 44°17'25" E CONTINUING ALONG SAID R.O.W., 28.28' TO A POINT, SAID POINT BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE; THENCE S 00°42'35" W ALONG SAID WEST R.O.W. LINE, 341.32' TO THE TRUE POINT OF BEGINNING.

THENCE S 00°22'35" W, A DISTANCE OF 5.76'; THENCE S 00°52'40" W, A DISTANCE OF 44.51'; THENCE N 00°22'35" W, A DISTANCE OF 301.20' TO A POINT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN SAID "FIESTA VILLAGES";

THENCE S 75°32'35" W CONTINUING ALONG SAID R.O.W. LINE, 127.35'; THENCE CONTINUING ALONG SAID R.O.W. WESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 9°25'36" AND A RADIUS OF 1720.00', A DISTANCE OF 282.98' TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHERLY CONTINUING ALONG SAID R.O.W. AND COMPOUND CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 100°20'22" AND A RADIUS OF 330.00', A DISTANCE OF 077.81' TO A POINT OF NON-TANGENCY FROM WHICH THE RADIUS POINT BEARS S 84°41'25" E AND BEING THE CORNER COMMON TO AFORESAID "TEMPE VILLAGES" AND "FIESTA VILLAGES";

THENCE S 79°22'50" E ALONG THE LINE COMMON TO SAID SUBDIVISION, A DISTANCE OF 33.00'; THENCE N 55°46'10" E CONTINUING ALONG SAID COMMON LINE, 61.11'; THENCE N 79°57'50" E CONTINUING ALONG SAID COMMON LINE, 400.00' TO THE TRUE POINT OF BEGINNING.

EXCEPT: LOTS 31 THROUGH 34 AS SHOWN ON "FIESTA VILLAGES" A SUBDIVISION AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DEED RECORDED AUGUST 14, 1987 AT RECORDERS NO. 87-513833.

PARCEL NO. 1
THE NORTH 130' OF THE EAST 300' OF THE SE 1/4 NE 1/4 SECTION 32, T. 1 N, R. 4 E, G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 30' THEREOF.

PARCEL NO. 2
LOTS 1 THROUGH 10 INCLUSIVE, OF TEMPE VILLAGE UNIT II AMENDED, ACCORDING TO BOOK 214 OF MAPS, PAGES 41 AND 42, AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 13844, PAGES 235 AND 236, RECORDS OF MARICOPA COUNTY, ARIZONA.

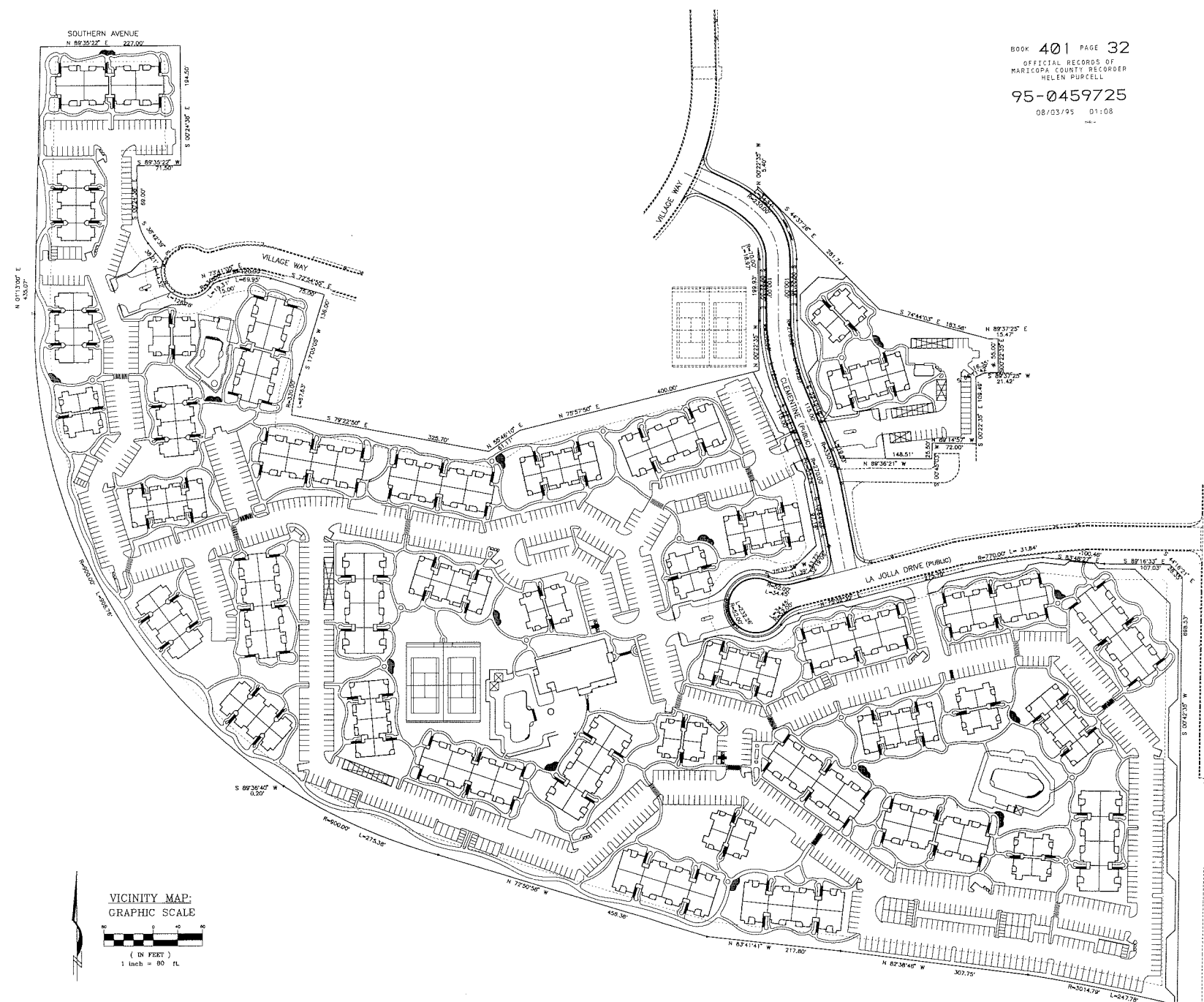
EXCEPT FROM SAID PARCELS A, B, C, D, E, F, I AND 2 ALL DEDICATED ROADS AS SET FORTH ON PLAT OF TEMPE CROSSROADS RECORDED IN BOOK 320 OF MAPS, PAGE 11.

PROJECT NAME: GALLERIA PALMS
ADDRESS: 3800 S. PRIEST DRIVE
TEMPE, ARIZONA

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING

340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN: GLV DATE: 6/14/95 JOB: 94-328 SHEET: 1 of 2



BOOK 401 PAGE 32
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0459725
08/03/95 01:08

LEGEND:

----- PROPERTY LINE

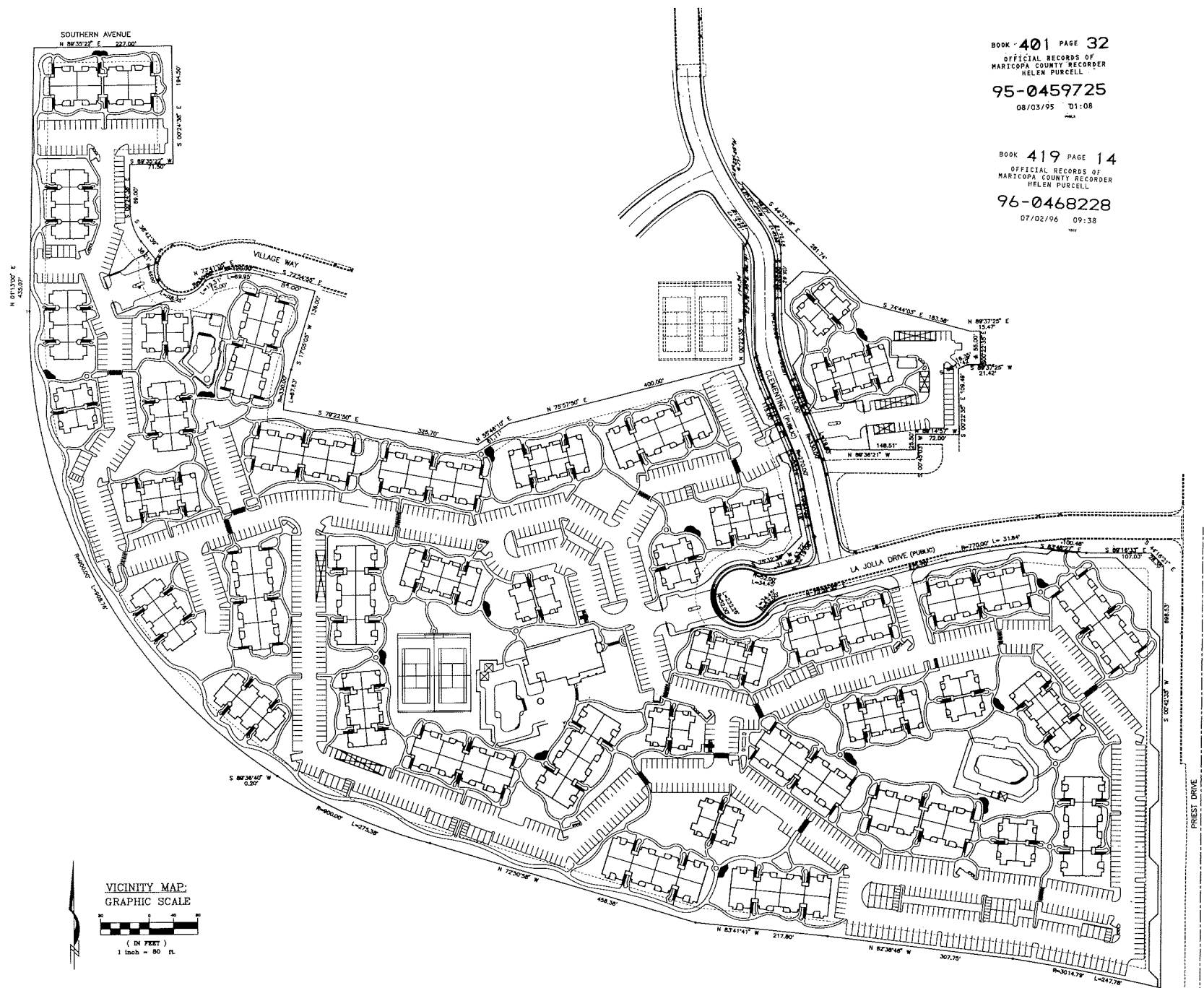
----- SETBACK LINE

----- CENTERLINE


D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING

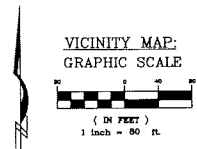
340 E. WILLET TA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN GLV	DATE 6/14/95	JOB 94-328	SHEET 2 of 2
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BOOK 401 PAGE 32
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0459725
08/03/95 01:08

BOOK 419 PAGE 14
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0468228
07/02/96 09:38



LEGEND:

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE

	D.A.A. INC. CIVIL ENGINEERING LAND SURVEYING			340 E. WILLETTA ST. PHOENIX, ARIZONA 85004 (602) 271-9911
	DRAWN GLV	DATE: 6/ 4/96	JOB 94-328	SHEET 2 of 2

GALLERIA PALMS FINAL P.A.D. PLAN AMENDED

A PLANNED RESIDENTIAL DEVELOPMENT
OF PART OF THE NE 1/4 OF SECTION 32, T1N, R4E
G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL:

GALLERIA PALMS #GEP-94.40, #ZON-94.05 & SPD-94.41

- a. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- b. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATER LINES AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- c. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.
- d. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX(6) MONTHS OF COUNCIL APPROVAL.
- e. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- f. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88-05.
- g. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO REORDINATION OF THE PLAN OR PLAT. THESE CC&R'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
- h. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL BY THE CITY OF TEMPE.
- i. P.A.D. SHALL BE RECORDED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCES SHALL BE DEEMED NULL AND VOID.
- j. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN EIGHTEEN (18) MONTHS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- k. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- l. A FINAL PLANNED AREA DEVELOPMENT MUST BE APPROVED BY CITY COUNCIL PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.
- m. A FINAL SUBDIVISION PLAT AND FINAL PLANNED AREA DEVELOPMENT FOR FIESTA VILLAGES HOMEOWNERS ASSOCIATION MUST BE APPROVED BY CITY COUNCIL AND RECORDED AT THE SAME TIME AS THE ADJACENT PICERNE FINAL PLANNED AREA DEVELOPMENT.
- n. ALL NECESSARY ABANDONMENTS OF EXISTING RIGHTS OF WAY MUST BE APPROVED BY CITY COUNCIL PRIOR TO REORDINATION OF THE SUBJECT PLANNED AREA DEVELOPMENT.
- o. DEVELOPER REQUIRED TO OBTAIN RIGHT OF WAY FOR CLEMENTINE FROM TEMPE VILLAGE UNIT ONE TO EXTEND CLEMENTINE TO LA JOLLA PRIOR TO REORDINATION OF P.A.D.
- p. LIGHTING AND SECURITY DETAILS SHALL BE RESOLVED WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- q. SCHOOL BUS ACCESS TO BE RESOLVED WITH TEMPE SCHOOL DISTRICT NO. 3 PRIOR TO REORDINATION OF P.A.D.
- r. PAD TO BE REVISED PRIOR TO REORDINATION TO BE IN FULL ENGINEERED FORMAT WITH UPDATED SITE DATA FOR 5/2 UNITS, TO REFLECT 52" RADI ON ALL CUL-DE-SACS, A PUBLIC RIGHT-OF-WAY FROM LA JOLLA TO CLEMENTINE, A VICINITY MAP, LEGAL DESCRIPTION AND PROPER DIMENSIONS, RECYCLING CONTAINER AREAS, ON-SITE PUBLIC WATER LINE WITH FIRE HYDRANTS, A MINIMUM 12" WIDTH

CONDITIONS OF APPROVAL (CONTINUED FROM BELOW LEFT)

- AND RAISED TEXTURING AT ALL PEDESTRIAN CROSSWALKS, AND A MINIMUM 10' SEPARATION BETWEEN ALL SIDEWALKS AND DWELLING UNIT WINDOWS.
14. DEVELOPER TO RESOLVE ISSUES REGARDING A CONNECTION FOR ADJOINING TOWNHOME PROJECTS FROM LA JOLLA TO CLEMENTINE WITH THE TRANSPORTATION DIVISION PRIOR TO SUBMITTAL OF THE FINAL P.A.D.'S FOR THIS PROJECT.
15. THIS PROJECT SHALL BE BUILT IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY P.A.D.'S AS APPROVED BY THE PLANNING COMMISSION.
16. THE DESIGNATION ON THE PROJECTED LAND USE MAP OF GENERAL PLAN 2000 SHALL AUTOMATICALLY REVERT TO GROWTH NODE UNLESS SUBSTANTIAL CONSTRUCTION IS COMMENCED WITHIN EIGHTEEN (18) MONTH OF THE DATE OF CITY COUNCIL APPROVAL OF THE FINAL P.A.D.'S FOR THIS PROJECT.
17. GALLERIA PALMS BE DEVELOPED IN SUBSTANTIAL ACCORDANCE WITH THE ATTACHED ILLUSTRATIVE SITE PLAN, EXCEPT AS BE MODIFIED BY THE REDESIGN OF BUILDINGS 1, 5 AND 6 AT THE NORTH EAST CORNER OF THE PROPERTY.
18. THE BOUNDARY LANDSCAPING PLAN FOR THE NORTH, EAST AND WEST BOUNDARIES OF THE SUBJECT PROPERTY BE IN GENERAL CONFORMANCE WITH THE ATTACHED EXHIBIT AND THAT THE RESPECTIVE PLANS BE SUBMITTED TO AND REVIEWED BY THE TEMPE AND FIESTA VILLAGE HOMEOWNERS ASSOCIATIONS PRIOR TO APPROVAL BY THE CITY OF TEMPE.
19. UPON COMMENCEMENT OF SITE WORK ON THE SUBJECT PROPERTY, A 10' LANDSCAPE STRIP WILL BE INSTALLED ALONG THE SOUTH, EAST AND WEST BOUNDARIES OF THE TEMPE VILLAGES PROPERTY. THIS STRIP WILL BE INSTALLED WITHIN 45 DAYS OF COMMENCEMENT OF SITE WORK. UPON COMPLETION OF ALL IN-TRA DISTRICT FROM 6' TO 14' FOR A SOUND WALL ALONG SUPERSTITION FREEWAY, WHICH IS ADJACENT TO THE SOUTH, EAST AND WEST BOUNDARIES OF THE TEMPE VILLAGES PROPERTY, WILL BE INSTALLED AND WILL BE COMPLETED WITHIN 45 DAYS AFTER COMMENCEMENT.
20. ANY GRAFFITI ON GALLERIA PALMS PERIMETER WHICH IS VISIBLE FROM TEMPE VILLAGES, SOUTHERN AVENUE, PRIEST DRIVE OR THE FREEWAY, IN ADDITION TO ANY COMMON WALLS WHICH EXIST BETWEEN PICERNE'S DEVELOPMENT AND TEMPE VILLAGES AND FIESTA VILLAGES, BE REMOVED WITHIN 48 HOURS OF NOTIFICATION.

FIESTA VILLAGES #SPD-94.55

1. A FINAL SUBDIVISION PLAT AND FINAL PLANNED DEVELOPMENT FOR FIESTA VILLAGES HOMEOWNERS ASSOCIATION MUST BE APPROVED BY CITY COUNCIL AND RECORDED AT THE SAME TIME AS THE ADJACENT PICERNE FINAL PLANNED AREA DEVELOPMENT.
2. ALL NECESSARY ABANDONMENTS OF EXISTING RIGHTS OF WAY MUST BE APPROVED BY CITY COUNCIL PRIOR TO REORDINATION OF THE SUBJECT PLANNED AREA DEVELOPMENT.

APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, THIS 29th DAY OF June, 1996.

BY: *Paul R. Bowler*
MAYOR

ATTEST: *Heather R. Bowler*
CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, THIS 29th DAY OF June, 1996.

BY: *Ken Sum*
CITY ENGINEER

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF TEMPE, THIS 29th DAY OF June, 1996.

BY: *Paul R. Bowler*
COMMUNITY PLANNING DIRECTOR

SITE DATA:

SUBDIVIDER:
PICERNE DEVELOPMENT CORP.
5314 N. 120th ST., #100
PHOENIX ARIZONA 85014
(602) 279-9044

EXISTING ZONING: R3
PROPOSED ZONING: R3

AREA: 34,951 AC. GROSS
33.26 AC. NET

UNITS: 568

DENSITY: 16.25 UNITS/ACRE

PARKING: 1219 REQUIRED
1227 CARS PROVIDED
57 RVs PROVIDED

BUILDING AREA: 656,736 S.F.

LOT COVERAGE: 26.2X(NET)

BLDG. HEIGHT: 32' (MAX.)

NUMBER OF STORIES: 2

CONSTRUCTION TYPE: 5N

AUTOMATIC FIRE EXTINGUISHING SYSTEM PER
C.O.T. AMENDMENTS TO THE U.B.C.

PROPOSED USE: APARTMENTS

EXISTING REFUSE ENCLOSURE: 0

PROPOSED REFUSE ENCLOSURES: 19

ONSITE LANDSCAPING REQUIRED: 30X

ONSITE LANDSCAPE PROVIDED: 40X

UTILITIES:

WATER CITY OF TEMPE
SEWER CITY OF TEMPE
GAS SOUTHWEST GAS
POWER SALT RIVER PROJECT
TELEPHONE MOUNTAIN BELL

VARIANCES:

- a. INCREASE THE MAXIMUM ALLOWED HEIGHT OF A REQUIRED WALL IN A RESIDENTIAL DISTRICT FROM 6' TO 14' FOR A SOUND WALL ALONG SUPERSTITION FREEWAY.
- b. WAIVE REQUIRED 6" MASONRY WALL BETWEEN ADJACENT MULTI-FAMILY PROJECTS FOR APPROXIMATELY 800' ALONG THE NORTH PROPERTY LINE OF THIS PROJECT.

NEW VARIANCES:

- A. ALLOW PARKING TO ENROACH INTO THE SETBACK ALONG THE FREEWAY.
- B. ALLOW A 6' HIGH WALL OR FENCE WITHIN THE STREET SETBACK.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON ARE CORRECT AND ACCURATE AND WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 1994.

DAVID J. NYKORCHUK
R.L.S. 13016



LEGAL DESCRIPTION:

PARCEL "A"

THAT PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 07°42'35" W ALONG THE EAST LINE OF AFORESAID SECTION 32 AND BEING THE CENTERLINE OF PRIEST DRIVE, A DISTANCE OF 1328.40 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 07°42'35" W ALONG SAID EAST LINE AND CENTERLINE, A DISTANCE OF 387.44 FEET TO A BRASS CAP, SAID BRASS CAP BEING ON THE EAST LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 360;
THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS S 15°16'34" W, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 0°38'54", A RADIUS OF 3014.79 FEET, A DISTANCE OF 3414.13 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PRIEST DRIVE; THENCE CONTINUING WESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 87°01', RADIUS OF 3014.79 FEET, A DISTANCE OF 280.67 FEET TO A BRASS CAP BEING ON THE NORTH RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY 360; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 307.75 FEET TO A BRASS CAP;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 83°41'41" W, A DISTANCE OF 217.80 FEET TO A BRASS CAP;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 72°50'58" W, A DISTANCE OF 456.38 FEET TO A BRASS CAP;
THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS BEARING OF N 15°24'34" E CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 87°01', RADIUS OF 3014.79 FEET, A DISTANCE OF 275.37 FEET TO A 1/2" INCH IRON PIPE, SAID PIPE LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32, PAGE 21, M.C.R.; THENCE CONTINUING NORTH 89°36'52" E A DISTANCE OF 1464.14 FEET; THENCE CONTINUING NORTH 89°36'52" E A DISTANCE OF 55.01 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 33 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, EXCEPT THE SOUTH 100 FEET OF THE NORTH 130 FEET OF THE EAST 300 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32.

PARCEL "B"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SEC. 32, T 1 N, R 4 E OF THE G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER SECTION 32; THENCE S 07°42'35" E ALONG THE EAST LINE OF SAID SECTION 32, 1328.40' TO A POINT, SAID POINT BEING THE SE CORNER NE 1/4 NE 1/4 SECTION 32; THENCE S 89°36'52" W ALONG THE SOUTH LINE OF THE NE 1/4 NE 1/4 SEC. 32, 55.01' TO A POINT ON THE WEST R.O.W. LINE OF PRIEST DRIVE AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°36'52" E ALONG THE SOUTH LINE, 1077.26'; THENCE N 07°23'06" W, 184.65' TO A POINT ON THE SOUTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN "FIESTA VILLAGES" A SUBDIVISION IN BOOK 265 OF MAPS, PAGE 42, M.C.R.; THENCE CONTINUING ALONG SAID R.O.W. EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS N 07°23'06" W, HAVING A CENTRAL ANGLE OF 50°34'44" AND A RADIUS OF 1780.00', 281.77' TO A POINT OF TANGENCY;
THENCE N 75°32'35" E CONTINUING ALONG SAID R.O.W., 453.11'; THENCE CONTINUING ALONG SAID R.O.W. EASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 15°10'00", A RADIUS OF 770.00', 203.83' TO A POINT OF TANGENCY;
THENCE S 89°17'22" E CONTINUING ALONG SAID R.O.W. LINE, 145.17'; THENCE S 44°17'25" E CONTINUING ALONG SAID R.O.W., 28.28' TO A POINT, SAID POINT ALSO BEING THE SOUTH R.O.W. LINE OF PRIEST DRIVE; THENCE S 07°42'35" W ALONG SAID WEST R.O.W. LINE, 341.32' TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T 1 N, R 4 E OF THE G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 07°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, 1328.40' TO A POINT, SAID POINT BEING THE SE CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 32;
THENCE S 89°36'52" W ALONG THE SOUTH LINE OF SAID NE 1/4 NE 1/4 SECTION 32, 1132.27' TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 89°36'52" W ALONG SAID SOUTH LINE, 228.89' TO A POINT, SAID POINT BEING THE SE CORNER OF "TEMPE VILLAGES" AMENDED UNIT IF, A SUBDIVISION AS RECORDED IN BOOK 214 OF MAPS, PAGE 41, M.C.R.;
THENCE N 07°23'06" W ALONG THE BOUNDARY LINE OF SAID "TEMPE VILLAGES" AMENDED UNIT IF, 40.57';
THENCE N 45°00'00" E ALONG SAID BOUNDARY LINE, 132.63';
THENCE N 45°00'00" W ALONG SAID BOUNDARY LINE, 70.15';
THENCE N 19°34'26" E ALONG SAID BOUNDARY LINE, 23.91' TO A POINT, SAID POINT ALSO BEING THE SOUTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN "FIESTA VILLAGES" A SUBDIVISION IN BOOK 265 OF MAPS, PAGE 42, M.C.R.;
THENCE EASTERLY ALONG SAID R.O.W. AND THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N 19°34'26" E CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 24°36'15" AND A RADIUS OF 390.00', A DISTANCE OF 167.47' TO A POINT, SAID POINT BEING A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID COMPOUND CURVE AND R.O.W., CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 07°21'46" AND A RADIUS OF 1780.00', A DISTANCE OF 10.89';
THENCE S 07°23'06" E, 184.62' TO THE TRUE POINT OF BEGINNING.

PARCEL "D"

LOTS 11 THROUGH 106, INCLUSIVE, AND TRACTS A, B, C, D, AND M, OF TEMPE VILLAGE UNIT II AMENDED, ACCORDING TO BOOK 214 OF MAPS, PAGES 41 AND 42, AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 13044, PAGES 235 AND 236, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL "E"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T 1 N, R 4 E, G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 07°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 608.81';
THENCE S 89°37'25" W, A DISTANCE OF 55.01' TO A POINT, SAID POINT BEING THE NE CORNER OF "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING ON THE WEST R.O.W. LINE OF PRIEST DRIVE;
THENCE CONTINUING S 89°37'25" W ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES", A DISTANCE OF 330.00';
THENCE N 74°44'03" W CONTINUING ALONG SAID NORTH LINE, 183.50';
THENCE N 44°37'25" W CONTINUING ALONG SAID NORTH LINE, 281.74' TO A POINT COMMON TO "TEMPE VILLAGES" A SUBDIVISION AS RECORDED IN BOOK 152 OF MAPS, PAGE 28 AND AFORESAID "FIESTA VILLAGES";
THENCE S 07°22'35" E ALONG COMMON BOUNDARY LINE OF SAID SUBDIVISIONS, A DISTANCE OF 300.00' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE S 07°22'00" E, A DISTANCE OF 5.76';
THENCE S 07°22'00" W, A DISTANCE OF 44.51';
THENCE S 07°22'35" E, A DISTANCE OF 301.20' TO A POINT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN SAID "FIESTA VILLAGES";
THENCE S 75°32'35" W CONTINUING ALONG SAID R.O.W. LINE, 127.39';
THENCE CONTINUING ALONG SAID R.O.W. WESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 92°36' AND A RADIUS OF 1720.00', A DISTANCE OF 282.98' TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHERLY CONTINUING ALONG SAID R.O.W. AND COMPOUND CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 100°20'22" AND A RADIUS OF 330.00', A DISTANCE OF 100.00' TO A POINT OF NON-TANGENCY FROM WHICH THE RADIUS POINT BEARS S 84°41'25" E AND BEING THE CORNER COMMON TO AFORESAID "TEMPE VILLAGES" A SUBDIVISION AND "FIESTA VILLAGES" A SUBDIVISION;
THENCE S 79°22'50" E ALONG THE LINE COMMON TO SAID SUBDIVISION, A DISTANCE OF 325.00';
THENCE N 59°48'10" E CONTINUING ALONG SAID COMMON LINE, 61.11';
THENCE N 75°57'50" E CONTINUING ALONG SAID COMMON LINE, 400.00' TO THE TRUE POINT OF BEGINNING.

PARCEL "F"

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T 1 N, R 4 E, G.& S.R.B. & M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 07°42'35" W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 608.81';
THENCE S 89°37'25" W A DISTANCE OF 55.01' TO A POINT, SAID POINT BEING THE NE CORNER OF "FIESTA VILLAGES" A SUBDIVISION, AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R. AND BEING THE WEST R.O.W. LINE OF PRIEST DRIVE;
THENCE CONTINUING S 89°37'25" W ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES", A DISTANCE OF 314.53' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE S 07°22'35" E, A DISTANCE OF 55.00' TO A POINT, SAID POINT LYING ON THE NORTH LINE OF LOT 6 AS RECORDED IN SAID "FIESTA VILLAGES" A SUBDIVISION;
THENCE S 89°37'25" W ALONG SAID NORTH LINE, 21.42';
THENCE S 66°11'42" W CONTINUING ALONG SAID NORTH LINE, 16.35' TO A POINT, SAID POINT BEING THE NORTH CORNER COMMON TO BOTH LOT 6 AND 67 AS RECORDED IN SAID "FIESTA VILLAGES" A SUBDIVISION;
THENCE S 07°22'35" E ALONG LOT R.O.W. COMMON TO SAID LOT 6 AND LOT 67, 159.88' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 72 AS RECORDED IN AFORESAID "FIESTA VILLAGES";
THENCE S 44°37'25" W ALONG THE SOUTH LINE OF SAID LOT 72 A DISTANCE OF 183.88';
THENCE S 07°22'35" E, A DISTANCE OF 80.57' TO A POINT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF LA JOLLA DRIVE AS RECORDED IN SAID "FIESTA VILLAGES";
THENCE ALONG SAID NORTH R.O.W. WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 12°43'04" E HAVING A CENTRAL ANGLE OF 1°44'21" AND A RADIUS OF 630.00', A DISTANCE OF 25.19' TO A POINT OF TANGENCY;
THENCE S 75°32'35" W CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 325.66';
THENCE N 07°22'35" W, A DISTANCE OF 301.20';
THENCE N 07°52'40" E, A DISTANCE OF 44.51';
THENCE N 07°22'00" W, A DISTANCE OF 5.76' TO A POINT COMMON TO "TEMPE VILLAGES" A SUBDIVISION AS RECORDED IN BOOK 152 OF MAPS, PAGE 28, M.C.R. AND AFORESAID "FIESTA VILLAGES";
THENCE N 07°22'35" E ALONG THE COMMON BOUNDARY LINE OF SAID SUBDIVISIONS, A DISTANCE OF 300.00';
THENCE S 44°37'25" E ALONG THE NORTH LINE OF SAID "FIESTA VILLAGES" A DISTANCE OF 281.74';
THENCE S 74°44'03" E CONTINUING ALONG SAID NORTH LINE, 183.50';
THENCE N 89°37'25" E CONTINUING ALONG SAID NORTH LINE, 15.47' TO THE TRUE POINT OF BEGINNING.

EXCEPT: LOTS 31 THROUGH 34 AS SHOWN ON "FIESTA VILLAGES" A SUBDIVISION AS RECORDED IN BOOK 265 OF MAPS, PAGE 42, M.C.R.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DEED RECORDED AUGUST 14, 1987 AT RECORDERS NO. 87-513833.

PARCEL NO. 1

THE NORTH 130' OF THE EAST 300' OF THE SE 1/4 NE 1/4 SECTION 32, T 1 N, R 4 E, G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 30' THEREOF.

PARCEL NO. 2

LOTS 1 THROUGH 10 INCLUSIVE, OF TEMPE VILLAGE UNIT II AMENDED, ACCORDING TO BOOK 214 OF MAPS, PAGES 41 AND 42, AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 13044, PAGES 235 AND 236, RECORDS OF MARICOPA COUNTY, ARIZONA.

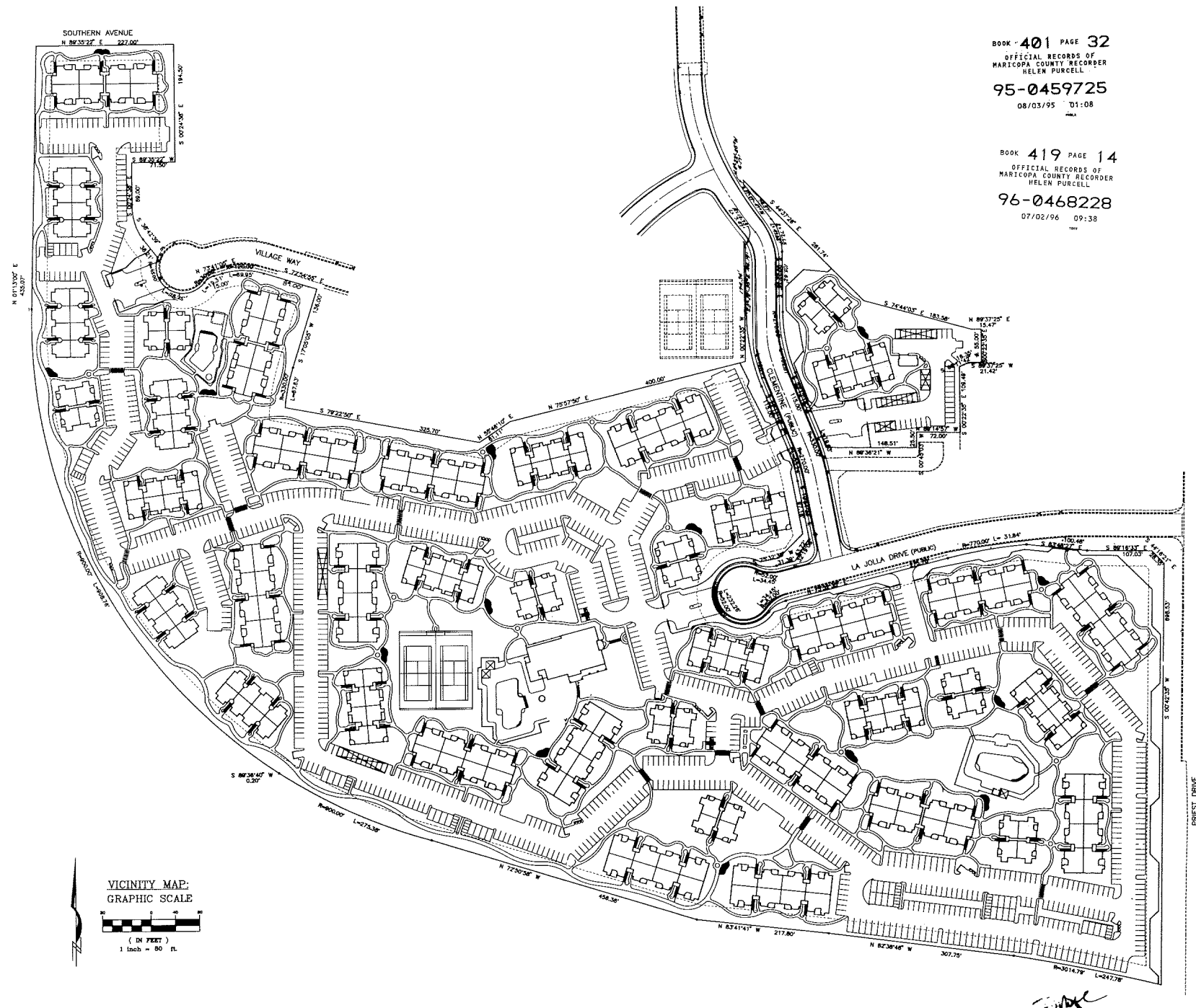
EXCEPT FROM SAID PARCELS A, B, C, D, E, F, 1 AND 2 ALL DEDICATED ROADS AS SET FORTH ON PLAT OF TEMPE CROSSROADS RECORDED IN BOOK 320 OF MAPS, PAGE 11.

PROJECT NAME: **GALLERIA PALMS**
ADDRESS: **3800 S. PRIEST DRIVE
TEMPE, ARIZONA**



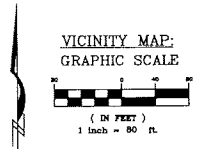
340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN: GLV DATE: 6/11/96 JOB: 94-328 SHEET: 1 of 2




BOOK 401 PAGE 32
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0459725
08/03/95 01:08

BOOK 419 PAGE 14
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0468228
07/02/96 09:38



LEGEND:
——— PROPERTY LINE
- - - - - SETBACK LINE
- - - - - CENTERLINE

	D.A.A. I.N.O.			340 E. WILLETTA ST. PHOENIX, ARIZONA 85004 (602) 271-9911
	CIVIL ENGINEERING LAND SURVEYING			
DRAWN GLV	DATE 6/ 4/96	JOB 94-328	SHEET 2 of 2	